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Affordable Housing Sustainability Overview July 2008

Overview. Department of Planning and Community Development update on the sustainable affordable housing initiatives currently underway within the Bureau of Housing (BOH) and its affiliated organizations.

- **Affordable Workforce Housing Green Building Policy** - Utilizing federal HOME funds and the Bureau of Housing's current Request for Proposals (RFP) process as a catalyst, the affordable workforce housing green building policy will require nonprofit developers applying for funding for residential construction (new or re-habbed) to incorporate green building practices into their program. The Bureau of Housing has adopted the green guidelines of the Earthcraft House Program and the Enterprise Green Communities Criteria to measure green standards in projects. Funding will support construction activities including the cost of a 3rd party reviewer, which is a requirement for both programs.
- **Green Building Program Pilot** – Working in partnership with local and national green building experts and researching nationwide best practices has resulted in a comprehensive program dedicated to highlighting the benefits of affordable green building through education, data collection, property inventory, environmental justice issues and their impact on new construction, and education. Since the induction of the pilot program, the following initiatives have occurred including an Affordable Green Housing Providers Green Training- held in early 2007 and an Affordable Green Housing Tour- held in mid 2007. In late 2007, the Bureau of Housing staff attended Office of Sustainability's city staff green training and the LEED- AP overview course, which was facilitated by Southface. Managed by the Green Building Certification Institute, the course provides an overview for professionals who are considering obtaining credentials as a LEED-AP (accredited professional). The certification is based on mastering understanding for green building practices and principles as well as the LEED rating system.

In addition, the following programmatic initiatives are underway:

- Green Properties Map- highlighting affordable green properties planned or under construction via City CHDOs or nonprofits to emphasize community sustainability and connectivity.
- Educational sessions for contractors/developers and homeowners to understand and utilize green building practices in their projects.

- **Greenprints 2008 Conference** – The Bureau of Housing presented the Affordable Workforce Green Building Policy on Friday, March 14, 2008 under the conference's Affordable Housing Policy presentation tract. The presentation provided insight into the Bureau of Housing's process to craft our policy using a two-pronged approach:
 - The provision of education and training to City of Atlanta employees, nonprofit affordable housing providers, and citizens.
 - The creation of a mechanism to provide additional capital, capacity, and a uniformed requirement to affordable housing providers engaged in green building practices.

Urban Residential Finance Authority (URFA)

- Urban Residential Finance Authority (URFA), a City of Atlanta affordable housing partner, has joined the efforts of the Office of Sustainability through the incorporation of green building standards into their funded housing development projects. URFA encourages sustainable communities by giving special preference to multi-family developers who incorporate green building standards into their development projects. Developers seeking tax exempt bond financing or funding from the Housing Opportunity Bond (HOB) must demonstrate intentions to incorporate energy conservation measures, energy efficient appliances, and/or LEED certification. URFA has designated a staff person to assist in developing additional green building policies to support their application process with verifiable sustainability measures.

City of Atlanta Community Housing Development Organizations (CHDOs) and Nonprofits

- CHDOs and the Metro Atlanta Community Development Corporation (The MAC) - The MAC is a construction management agency that consists of (6) community development corporations (Peoplestown Revitalization Corporation*, University Community Development Corporation (UCDC)*, SUMMECH Development Corporations*, Community Alliance of Metropolitan Parkway*, RRC (Reynoldstown Revitalization Corporation)*, and Historic District Development Corporation*). As a coordinated body, the entity is currently incorporating green elements into their projects. Collectively, they have constructed (6) single family homes using green elements. UCDC is an active participant in the Earthcraft and Enterprise Green Communities programs. They are currently working with Southface to certify their building plans via the Earthcraft House program. In addition, they are applying for a Southface grant to provide construction training to developers under the Earthcraft House program. Reynoldstown, a City CHDO, will apply to conduct residential green training through their homeownership resource center.

**** Indicates City of Atlanta Community Housing Development Organizations (CHDOs)***